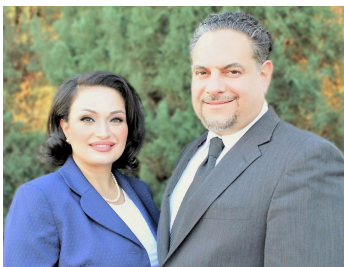




PROPERTY REPORT

9369 Nightingale Dr, Los Angeles, CA 90069



Presented by

Howard Haber

REALTOR® | California Real Estate License: 01520629



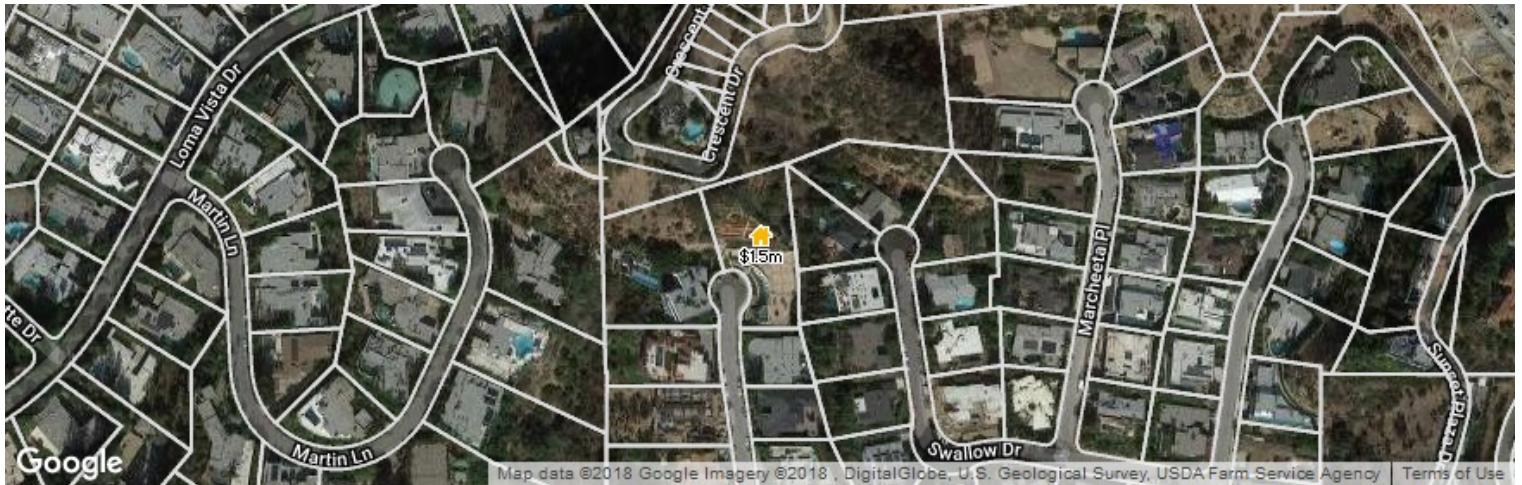
Work: (818) 522-5271 | Mobile: (818) 522-5271 | Fax: (818) 772-4695

Main: haber4homes@gmail.com

Agent: www.haber4homes.com

JohnHart Real Estate
15125 Ventura Blvd. Unit 100
Sherman Oaks, CA 91403

9369 Nightingale Dr, Los Angeles, CA 90069



Legend: 🏠 Subject Property

RECENTLY SOLD

- Sold Date: 5/18/2018
- Public Record

Sold Price

\$1,500,000

Sold Date: 5/18/2018

Current Estimated Value

\$74,000

Last AVM Update: 7/10/2018

AVM Est. Range: \$24,420 – \$123,580

AVM Confidence: ★☆☆☆☆

↓ AVM Change - Last 1 Month: -\$2,000

→ AVM Change - Last 12 Months: –

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

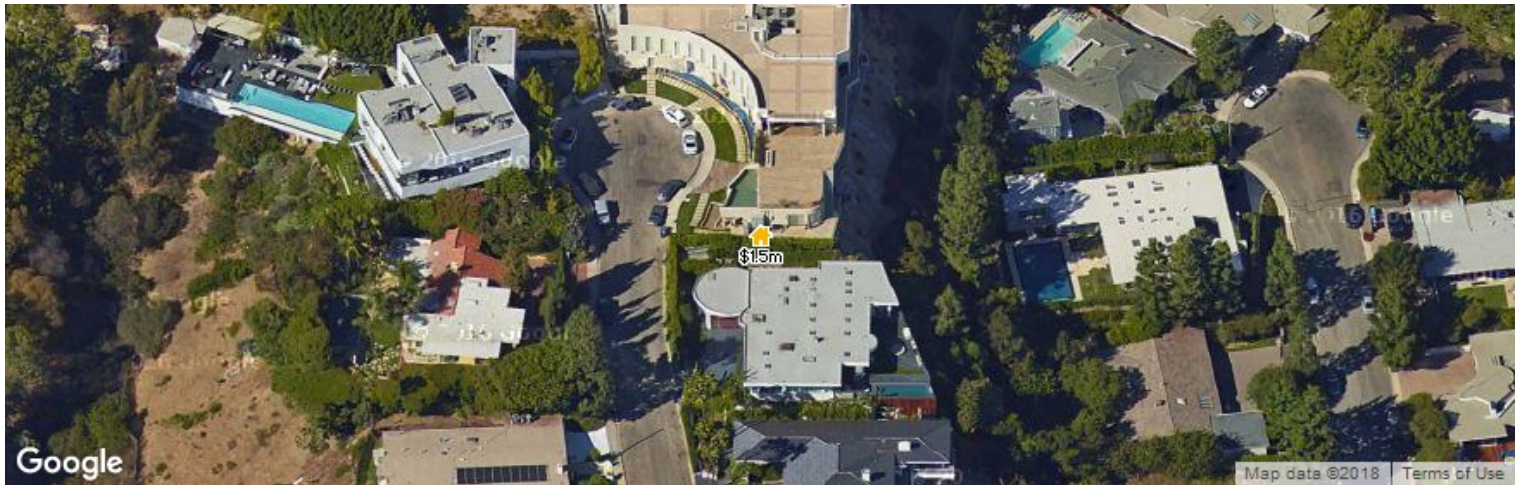
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	4	-	-
Total Baths	8	-	-
Full Baths	8	-	-
Partial Baths	-	-	-
Living Area (sq ft)	8,402	-	-
Lot Size	0.88 acres	-	-
Lot Dimensions	38369 SF	-	-
Pool	Yes	-	-
Year Built	2013	-	-
Heating	Central	-	-
Cooling	Central	-	-
Number of Units	1	-	-

Homeowner Facts

Owner Name (Public)	Fred F Golestani 2011 Dynasty Trust, ; Golestani, M Fred
Mailing Address	1476 56Th Sq E Vero Beach FL 32966-2312
Vesting	TR, TT
Owner Occupied	Yes

Extended Home Facts



Legend: 🏠 Subject Property

Exterior Details

Lot Size - Square Feet	38369 sq ft
Lot Size - Acres	0.880 ac
Neighborhood Code	09/09161

Location Details

Zoning	LARE15
Walkability Score (out of 5)	Overall: 3.7 Amenity: 3.8 Leisure: 2.6

Schools (based on location)

Elementary School	West Hollywood Elementary School
Middle School	Hubert Howe Bancroft Middle School
High School	Fairfax Senior High School
School District	Los Angeles Unified School District

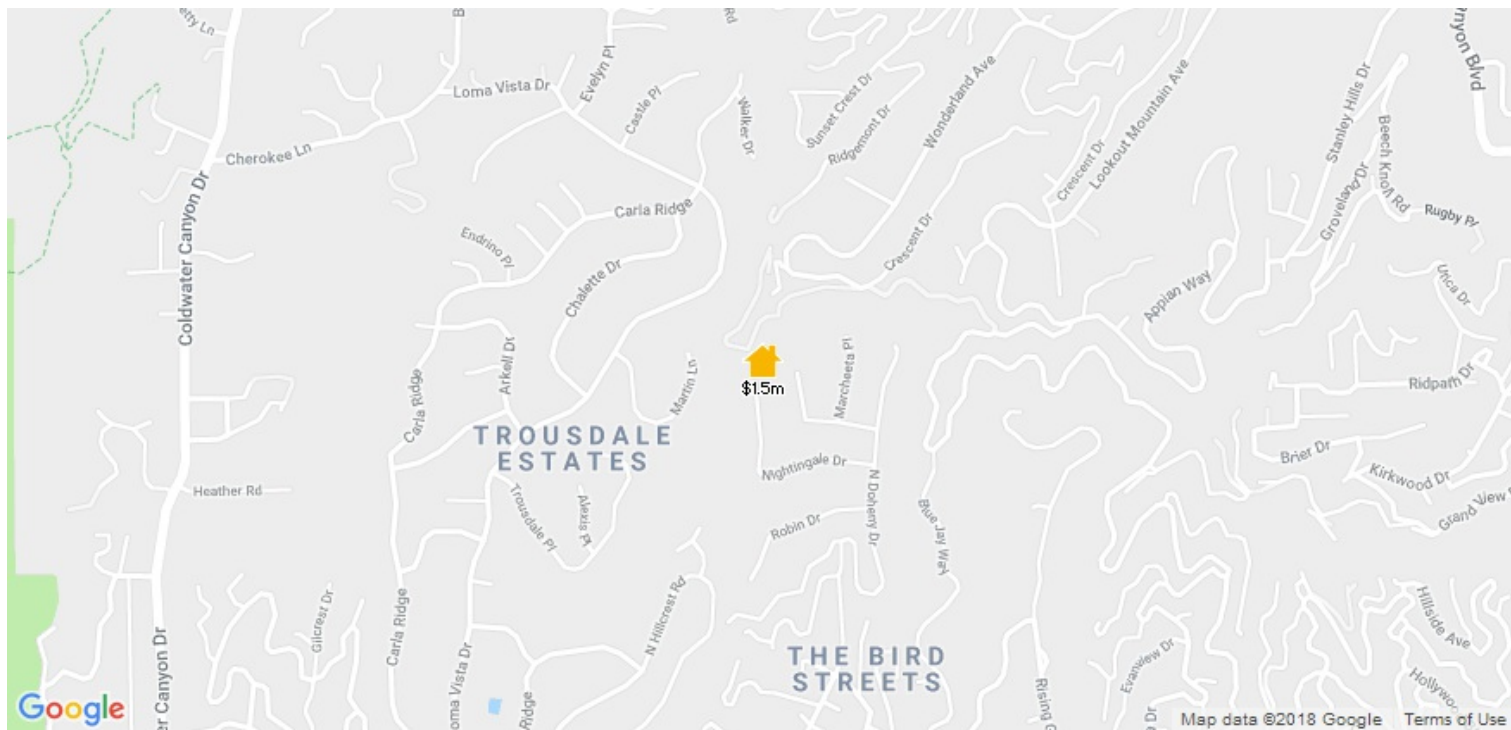
Property Photos



Historical Photos



Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

This Property



RECENTLY SOLD
9369 Nightingale Dr
Los Angeles, CA 90069

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
—	—	5/18/2018	\$1,500,000	\$179	8,402 sq ft	0.88 acres	4	8	2013
		Sold Date	Sold Price						

No comps have been selected for this property.

Property History

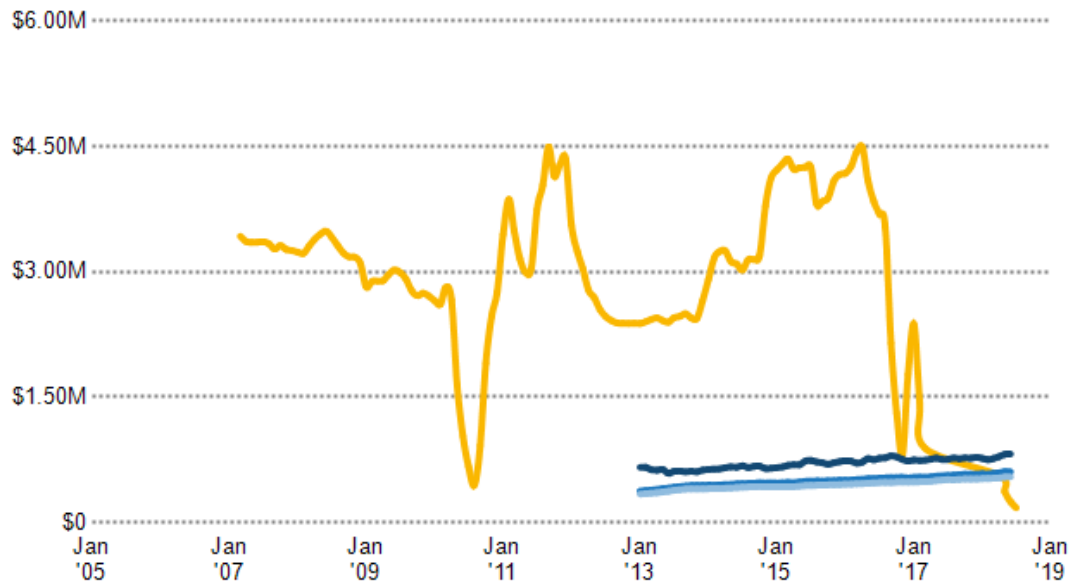
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

■ This House
■ 90069
■ Los Angeles County
■ California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/18/2018	\$1,500,000	\$179
4/20/1995	\$36,500	\$4

Assessed Values

Date	Improvements	Land	Total	Tax
2017	\$3,718,375	\$1,481,859	\$5,200,234	\$62,841
2016	\$3,645,466	\$1,452,803	\$5,098,269	\$61,403
2015	\$3,590,708	\$1,430,981	\$5,021,689	\$60,498
2014	\$3,520,371	\$1,402,951	\$4,923,322	\$60,665
2013	\$723,547	\$1,396,611	\$2,120,158	\$26,435
2012	\$709,360	\$1,369,227	\$2,078,587	\$26,763
2011	\$695,451	\$1,342,380	\$2,037,831	\$25,870
2009	\$691,894	\$1,335,514	\$2,027,408	—
2007	\$665,028	\$1,283,655	\$1,948,683	—
2006	\$651,989	\$1,258,486	\$1,910,475	—
2005	\$651,989	\$1,258,486	\$1,910,475	—

Legal Description

APN: 5561-009-034	Tax ID: —	Zoning: LARE15	Census Tract: 060371943.002001	Abbreviated Description: TRACT # 23753 LOT 68	City/Municipality/Township: Los Angeles, CA 90069
----------------------	--------------	-------------------	-----------------------------------	--	--

Mortgage Records

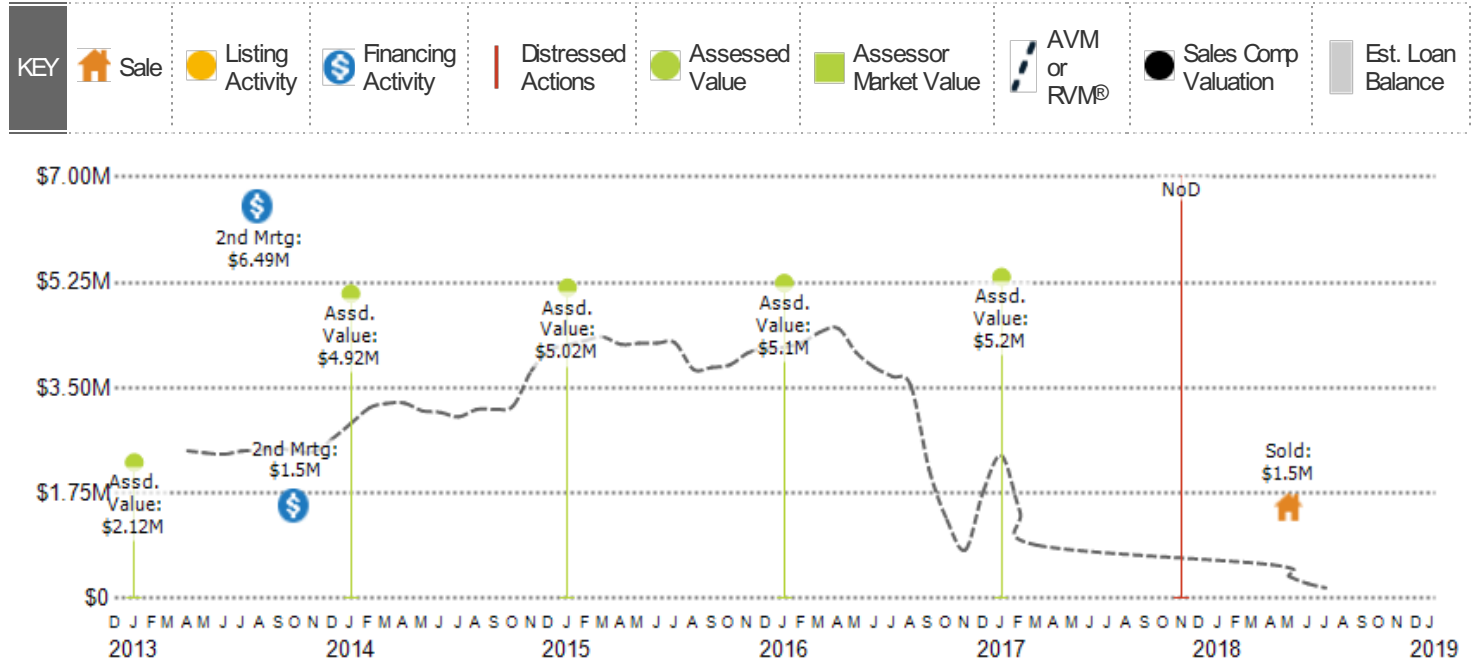
Recording Date	11/7/2013	10/24/2013	5/12/2008	3/23/2007
Borrower Name	DAVID SAJASI, GIGI DIANA SAJASI	DAVID SAJASI, GIGI DIANA SAJASI	DAVID D SAJASI, GIGI DIANA SAJASI	DAVID SAJASI
Vesting Type	Joint Tenants	Joint Tenants	—	—
Lender Name	JPMORGAN CHASE BANK NA	ELLIOTT BROIDY	WACHOVIA BANK NA	WASHINGTON MUTUAL BANK
Lender Type	Bank	Private Party (individual)	Bank	Bank
Loan Amount	\$6,490,000	\$1,500,000	\$500,000	\$250,000
Document Number	13-1587845	13-1523996	08-0839874	07-0659754
Loan Type	ARM (Adjustable Rate Mortgage as of August, 2009)	Unknown	Credit Line (Revolving)	Credit Line (Revolving)
Contract Date	8/7/2013	10/9/2013	4/16/2008	1/21/2007
TD Due Date	9/1/2043	—	4/15/2038	—
Finance Type	Adjustable Rate	—	—	Variable
Interest Rate	3.37%	—	—	—

Deed Records

Recording Date	5/18/2018
Document Type	Assignment of Agreement of Sale (Hawaii)
Sales Price	\$1,500,000
Sales Price Code	Full amount stated on Document.
Buyer Name	FRED F GOLESTANI 2011 DYNASTY TRUST, M FRED GOLESTANI
Buyer ID	Trust
Seller Name	DAVID SAJASI, GIGI D SAJASI
Seller ID	Husband and Wfe
Document #	18-0493796
Contract Date	5/1/2018

Sales and Financing Activity

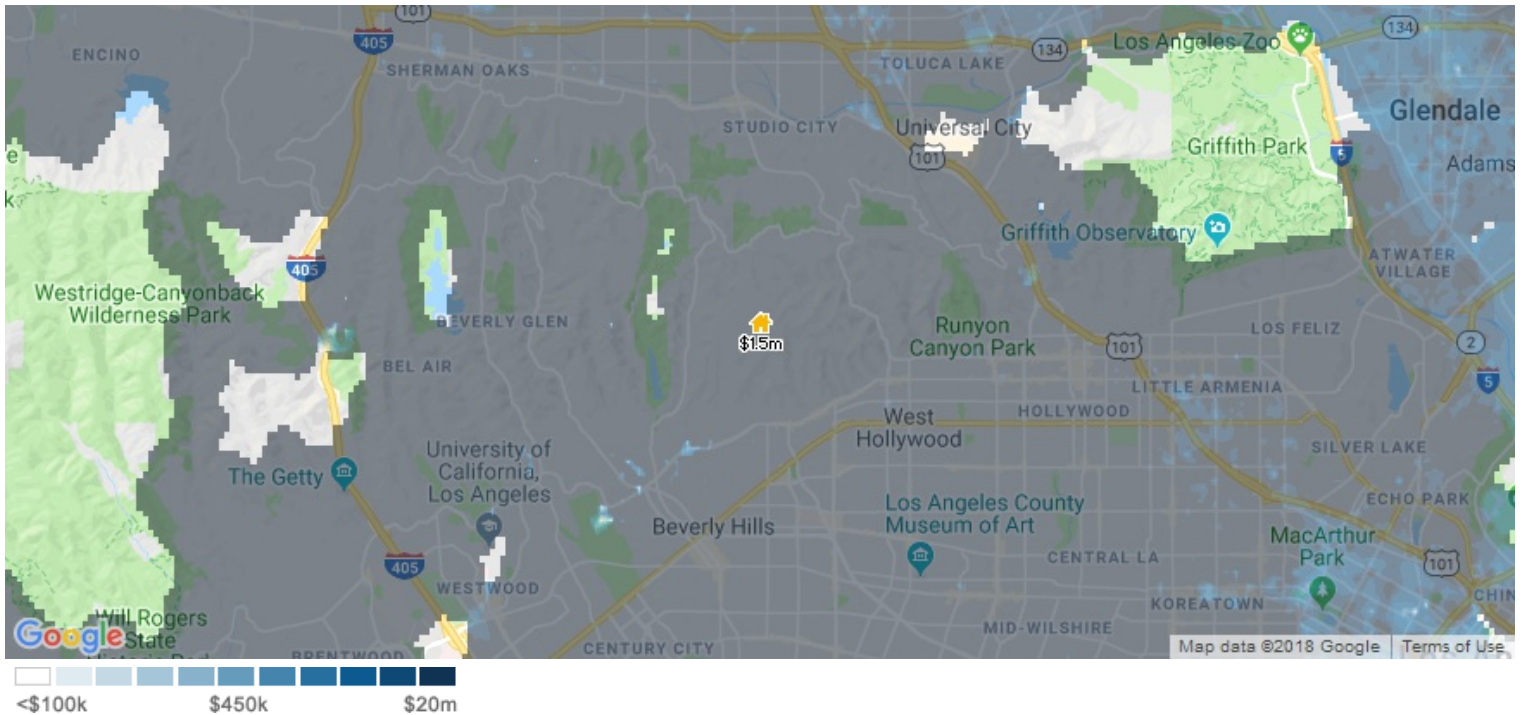
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

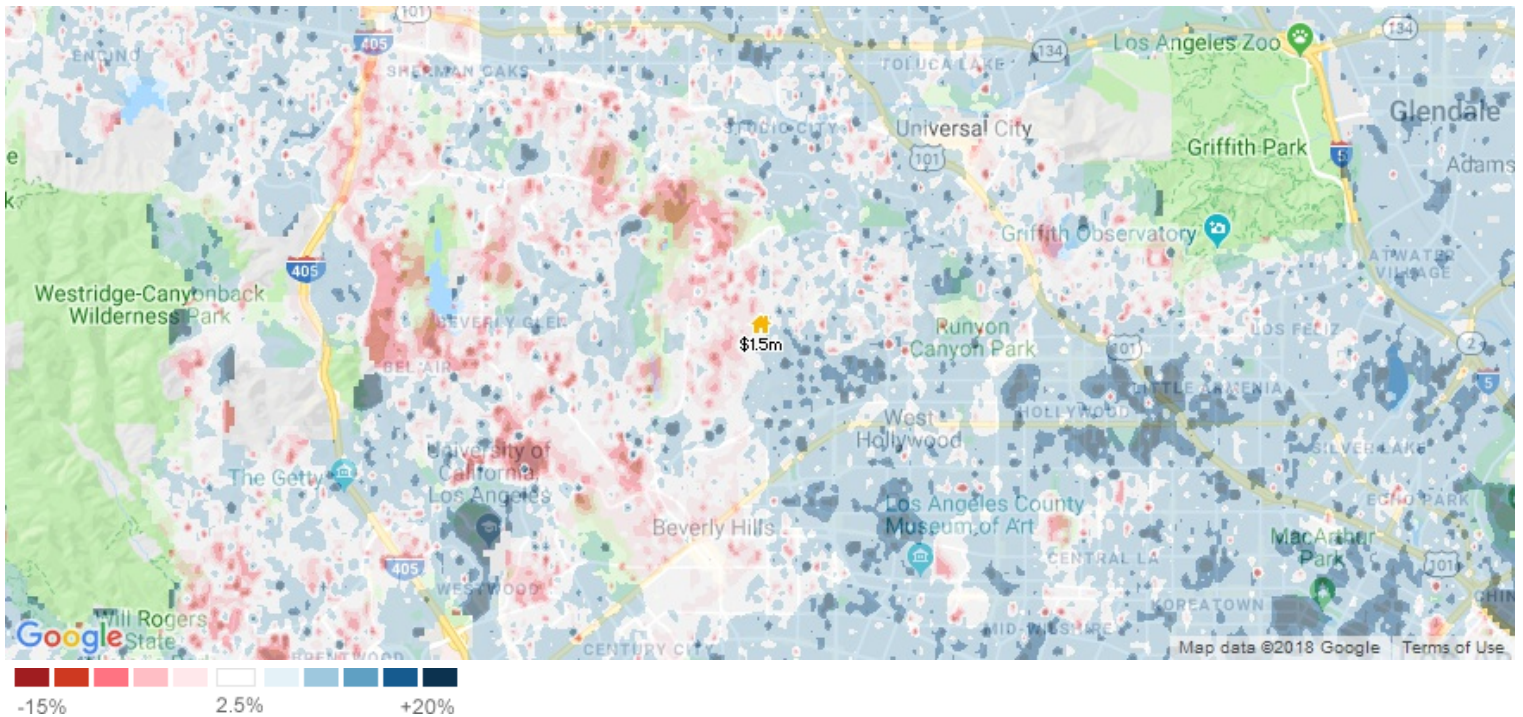
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



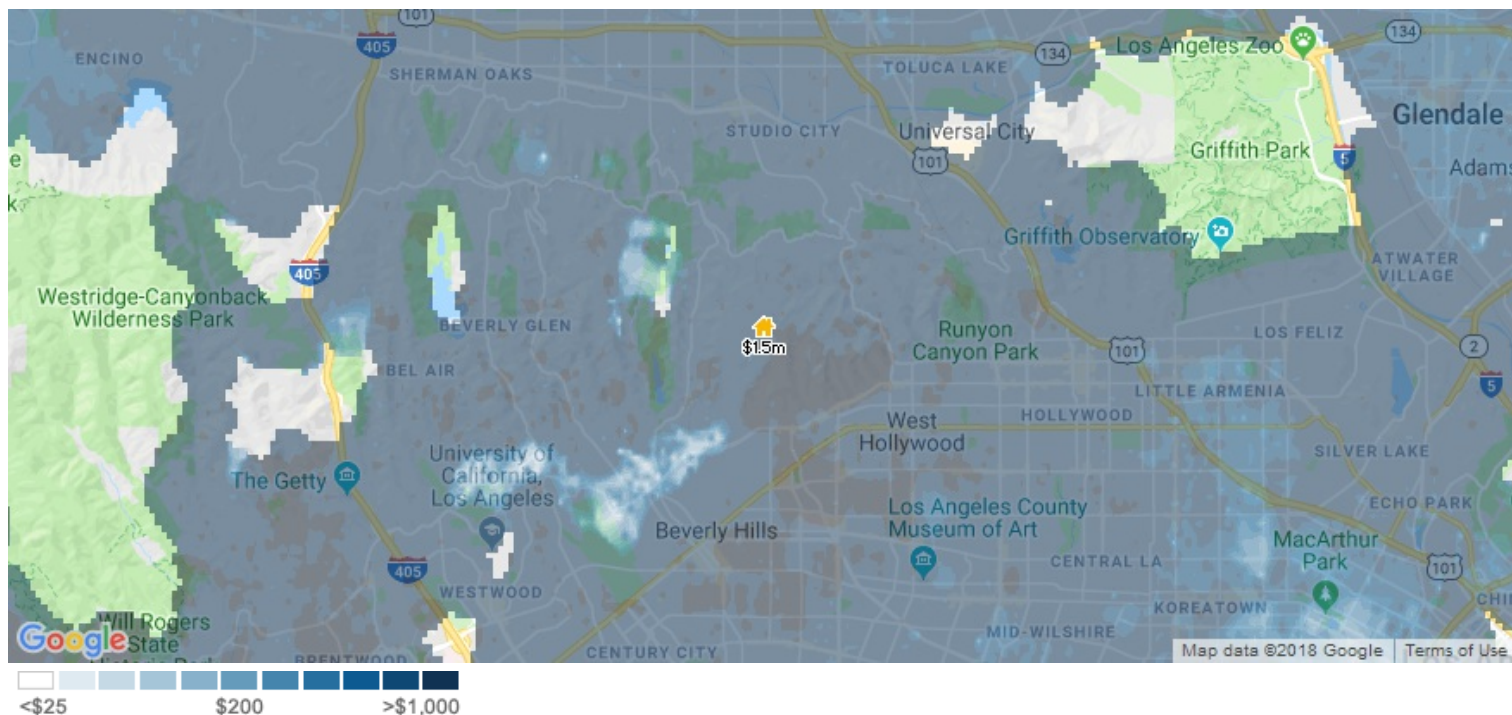
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot

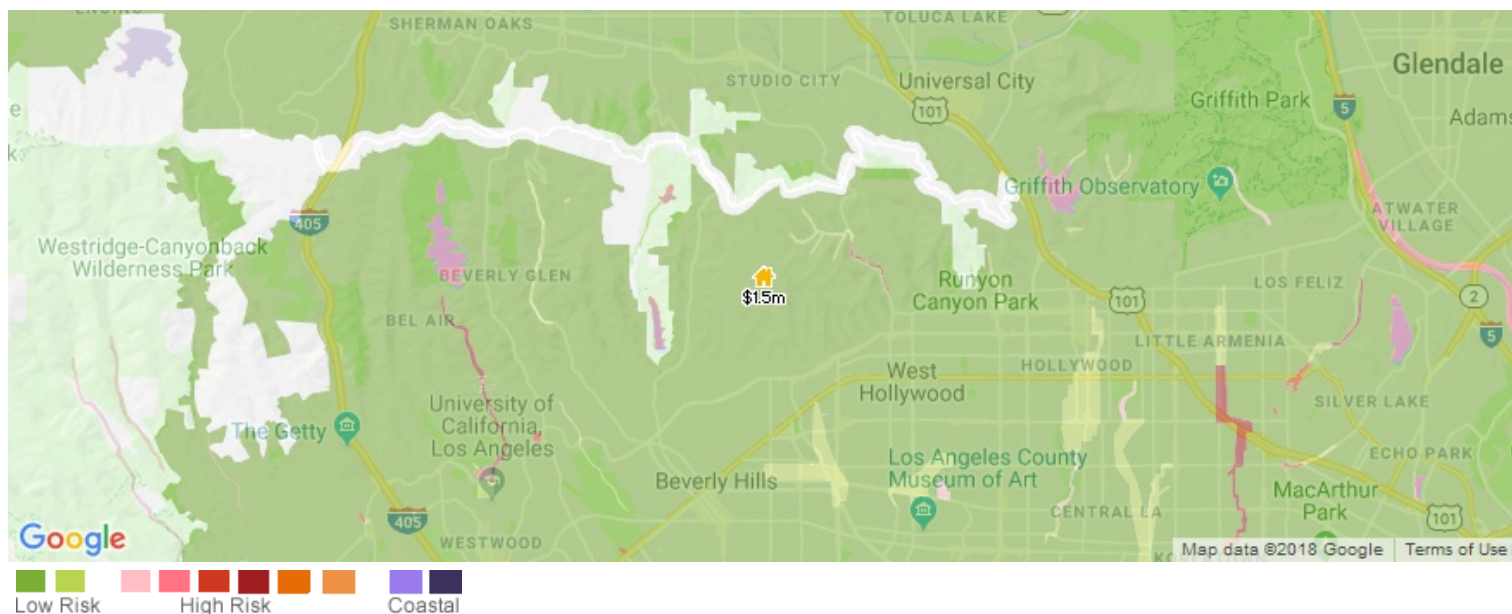


This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.